

APPROVED 8/20/09
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
ZONING BOARD OF APPEALS

Meeting of the Zoning Board of Appeals held on Thursday, July 16, 2009 at the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, in Room #2 at 7:30 PM.

MEMBERS PRESENT:

Robert F. Hannon, Chairman
Donald F. Clark, Secretary
Joseph A. Cappucci,
Caren M. Genovese
Robert E. Martin
Mary Jane Mulligan, sitting for Theresa Ranciato-Viele

MEMBERS ABSENT

Theresa Ranciato-Viele, Vice Chairman
Cheryl A. Juniewicz

TOWN PERSONNEL:

Alan A. Fredricksen, Land Use Administrator

OTHERS PRESENT:

Mary Lee Rydzewski, Public Stenographer
Angela Izzo, Clerk

AGENDA:

Mr. Hannon, Chairman, called the meeting to order at 7:30 PM. He introduced the members of the Board, the Town staff, the stenographer and clerk. Mr. Hannon explained that under the Connecticut State Statutes for an appeal request to be approved, the applicant needs a minimum of four (4) Board members to concur.

Mr. Clark read the call for the agenda item.

1. #09-02 Application of Marion Carney, Owner and Applicant, relative to 25 Van Rose Drive, (Map 33, Lot 145), per Section 2.1.1.9, requesting a 1.21' side yard variance to allow a 8.79' side yard where 10' is required, and an aggregate side yard variance of 12.97' to permit an aggregate side yard of 12.03' where 25' is required. R-12 Zoning District.

Mr. Martin Midzenski, applicant, presented the application to permit an existing 5' x 5' addition attached to an existing enclosed porch located on the rear of the existing house. The commission members asked questions and the applicant answered them. Photos of the enclosed porch were distributed to members by the applicant.

Mr. Hannon asked for public comment.

Public comments:

1. Mr. Jeff O'Connell, 45 Van Rose Drive, spoke in opposition to the application.

Being no further public comment, the public hearing was closed.

2. #A2W-09-02 Application of Alan Green, Owner and Applicant, relative to 84 Fitch Street (Map 17, Lot 151), seeking a waiver of the A2 survey application requirement.

Mr. Alan Green, owner, presented the application to waive the A2 survey requirement because they have a survey from 1994. Mr. Hannon asked for a copy of the A2 survey from 1994. A discussion took place about the adequacy of the A2 survey, and the location of the existing pool as it relates to the front yard setback.

DELIBERATION SESSION:

1. #09-02 Application of Marion Carney, Owner & Applicant relative to 25 Van Rose Drive.

Mrs. Mulligan moved to approve the application; Mr. Clark seconded the motion.
The Board voted as follows:

Hannon – nay Clark – nay Cappucci – nay Genovese – nay Mulligan - aye

The application was therefore denied.

In denying the application, the Board stated the following.

1. The Board finds there is no hardship.
2. #A2W-09-02 Application of Alan Green, Owner and Applicant, relative to 84 Fitch Street (Map 17, Lot 151), seeking a waiver of the A2 survey application requirement.

Mr. Clark moved to approve the application; Mr. Cappucci seconded the motion.
The Board voted as follows:

Hannon – nay Clark - nay - Cappucci – nay Genovese – nay Mulligan nay

The application was therefore denied.

In denying the application, the Board stated the following.

1. An A-2 survey is necessary due to the uncertainty of where the property line is located.

CEASE AND DESIST ORDERS:

Mr. Alan Fredricksen stated that a Cease & Desist Order was issued.

63 Corey Road, Stanley Sosensky

-Outdoor storage of junk vehicles and unregistered vehicles

CORRESPONDENCE: None

MINUTES:

March 19, 2009

Mr. Cappucci moved to approve the minutes of March 19, 2009; Mr. Martin seconded the motion; the Board members voted as follows:

Cappucci – aye Mulligan - aye Martin – aye

June 18, 2009

Ms. Genovese moved to approve the minutes of June 18, 2009; Mr. Clark seconded the motion; the Board members voted as follows:

Hannon – aye Clark - aye Cappucci – aye Genovese- aye

OTHER: None

ADJOURN:

There being no further business, Mr. Cappucci moved to adjourn; Mr. Clark seconded the motion; the Board unanimously approved the motion. The meeting was adjourned at 8:16 PM.